

Board of Architectural Review

DATE: May 29, 2015
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *PN (for JS)*
FROM: Kelly O'Brien, AICP, BAR Liaison *KO*
SUBJECT: **10560 Warwick Ave – Sultan Food**

ATTACHMENTS: 1. Relevant Code Sections
2. Plans
3. Photos

Nature of Request

1. Case Number: 15050031
2. Address: 10560 Warwick Ave
3. Request: Façade modifications
4. Applicant: Sultan Food
5. Applicant's Representative: Trish McMaugh
6. Zoning: C-2, Highway Corridor Overlay District

Staff Comments

Background and Proposal:

The site is 0.318 acres located on Warwick Avenue near the intersection with Howsen Avenue. The existing one-story brick building on the site was built in 1969 with an addition built in the rear in 1974. The applicant received administrative BAR approval on March 4, 2015 to modify the existing façade to install new and replace old windows and doors. Conditions of the administrative approval included the following:

- 1) The applicant shall obtain any necessary building permits.*
- 2) The building modification shall be in accordance with the graphics and plans submitted.*
- 3) The brick and mortar used to enclose the existing doorways shall match existing or the applicant shall apply for Board approval to paint the building.*
- 4) The existing door to remain along the Warwick façade shall be painted black to match the proposed door and windows.*

Upon staff inspection of the site, it was determined that the brick work to fill under the new windows in the former doorways did not match the existing. Also a door on the front of the building that the applicant stated would remain and painted black had been removed and bricked in for a new window and the front double door is not what was approved by staff. Staff instructed the applicant to submit paint samples for Board approval. Since the application was submitted the applicant has already painted the building and made other improvements prior to receiving Board approval.

The applicant is seeking approval for the modifications to the façade including painting the existing and recently added brick façade of the one-story building and the modification to the previous approval regarding the installation of a window in place of the existing door. Staff is unaware of any proposed changes to the site. Other changes identified by staff were not included in this application for approval. Signage on the building is subject to zoning approval.

Analysis:

Colors for use on buildings and signs should be selected for their compatibility with the natural features and existing development found in and adjacent to the corridors. Conversely, colors intended to attract attention detract from efforts to improve the appearance of the streetscape, and should be used sparingly, perhaps as accent colors.

The applicant is proposing to paint the front and side facades Behr Premium Plus “Allure” red and the rear façade of the addition to remain white. The window and door frames are all proposed as black.

Staff feels the brick red color is complimentary to the existing architecture and surroundings.

During a site inspection at 3:30 pm on May 29, 2015 staff found workers on site installing faux shutters painted black in a picket fence style to the sides of the windows. These were not included in the application and staff does not support them.

Also noted during the inspection, the main entrance doors that were installed are not what were approved by staff. This change was not included in the BAR application. Staff has no issue with the style installed, however, it is a significant change from the glass automatic sliding doors that the applicant proposed and had approved previously.

Signage is not included in the BAR review as there is no master sign plan for this building and it is not located in the historic or transition district. The Zoning division will be addressing the signage compliance issues directly with the applicant.

RECOMMENDATIONS

The proposed plan is generally consistent with the City’s design criteria. Staff therefore recommends that the application be approved with the following conditions:

1. The proposed colors shall conform to the material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. The applicant shall remove the faux shutters installed without approval.
3. The Board of Architectural Review shall not consider taking action on the application unless all existing and proposed elements are presented to the Board.
4. Façade or site changes installed/constructed prior to review by the Board of Architectural Review shall be issued zoning violations and will be subject to fines or other enforcement.

ATTACHMENT #1

Relevant Code Sections

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-1072. Approval required for improvements.

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

PPU2-3

Allure
PPU2-3⁰



BACKFILL MIXTURE

IN SOIL CONDITION WHERE CLAY
CONTENT EXCEEDS 50%, LOOSEN EARTH
IN BOTTOM OF PIT BEFORE ADDING
BACKFILL

EX STOCKADE
FENCE ON R
TO REMAIN

EX 36" Tulip Poplar
to Remain

spaces

REMOVE EX C&G

INSTALL 87 LINEAR FEET OF 3,500PSI
CURB & GUTTER

NOTE: PROP CURB TO MATCH EXISTING

TAPER CURB

MEET EX. CURB
& GUTTER

*5/5/15

Change color to brick color
wall will remain "white"

EX. MEDICAL OFFICE

Notes: Required for Non-Residential Use Approval Y51

- ✓ No indoor or outdoor seating
- ✓ No side loading or unloading
- ✓ No site changes
- ✓ BARR to be submitted 1/7/15. For exterior building changes
- ✓ Trash/Recycling Container location

{ window/door
changes only }

Tenant Name: Sultan Groceries and meats
Sultan Food, LLC

[Signature] 1/6/15.
Agent for
Sultan Food, LLC.
OWNERS REPRESENTATIVE

DURANT

9" CMU
WALL TO REMAIN

EXISTING
BUILDING

J. H. HUGHES
PLUMBING, INC.

10560 Warwick Ave.

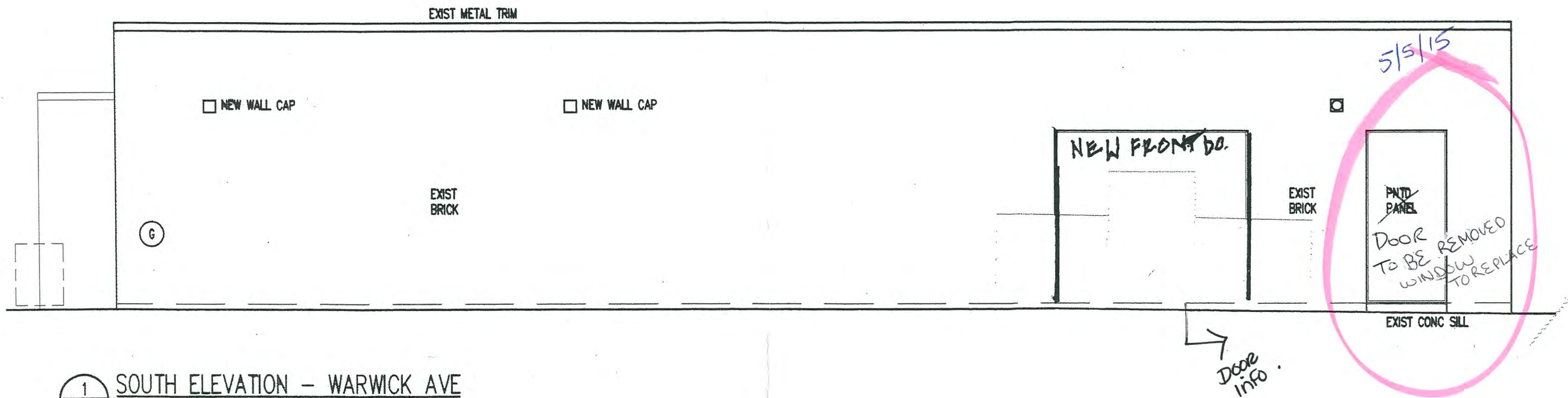
57-2-02-076 A

PROP. BIT. CONC.
PAVEMENT

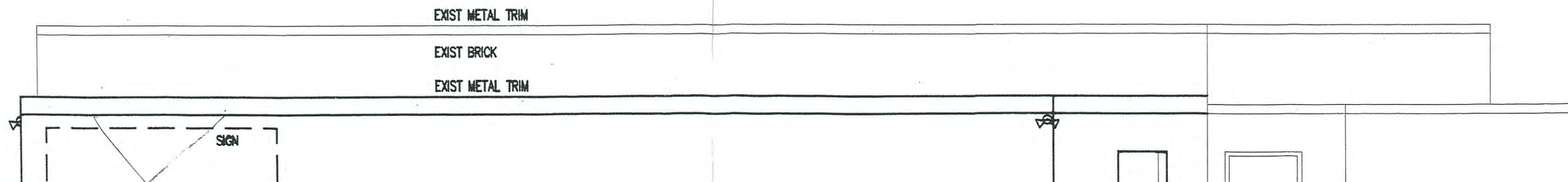
PAINTED DIRECTIONAL
ARROWS, TYP.

PAINTED STOP BAR, TYP.

AVENUE



1 SOUTH ELEVATION - WARWICK AVE
 A3 1/4" = 1'-0"

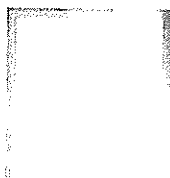


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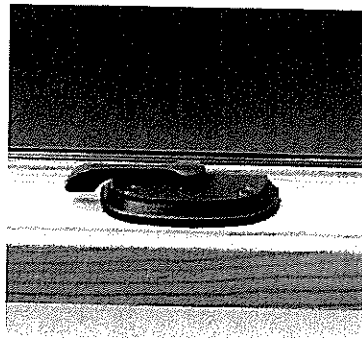
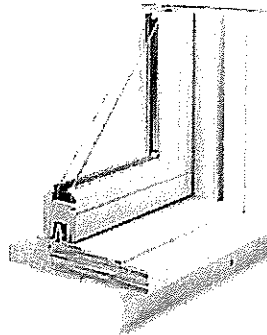
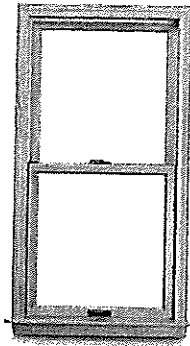
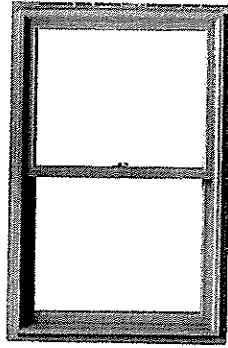
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* ——— Will look like this



03-02-15



03-02-15



03-02-15



04-16-15



04-16-15



05-29-15



05-29-15



05-29-15

